

Property at 00080 KNOLLWOOD LANE

Prop ID 2970080

Printed 12-Feb-2025 12:08 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ONEILL JEFFREY DANIEL & JANELLE
 Second name:
 Address: 80 KNOLLWOOD LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 020 Clerk map:
 Lot: 2970080 Neigh.: Zone: RU2A Vol: 800 Page: 161

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 16-Jan-2025
Resident Land	2.00	122,500				Sale price: 800,000
Resident Outbldg	4.00	40,740				Sale valid:
Resident Dwelling	1.00	405,970				Values
Resident Excess	1.01	5,280				Mkt value :
						Cost value: 820,700
Summary			Utilities		Sales ratios	
Total assessments		574,490	Water	Well	Cost/sale :	1.0259
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		574,490	Gas	None	Assmt/sale:	.7181

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	175,000	175,000			175,000	122,500
Primary Site		87,120						
RES	12	1.005	7,500	7,538			7,538	5,277
Residual		43,778						
3.005 acres		Total land value		182,538			127,777	

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	2
Floors	01	Hardwood	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	01	Oil	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	47	A-	Full Baths	4
Garage	22	Attached 2 car	Masonry trim sf	192
Area Over Gar.	99	None	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	04	Living Area w/o	Addtn'l fixtures	3
Air Condition	01	Central Air	Whirlpools	1
Interior Cond	05	Good	Living area	3,720
Exterior Cond	05	Good	# Living Units	1
			Actual Year Built: 1979	

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				912	247,110
Basement	Full						
Heating	Yes	A/C Yes					7,120
Plumbing	4 F/B	2 H/B	3 Add'l fix.	1 Wh/p	Saunas		26,000
Attic	None			Attic size:			
Additions							285,032
Other Features	Mason Trim	WB Stks	RR				50,081
Sub-Total							615,343
Grade	A-	Factor 1.4500					892,247
CDU		C&D Factor 1.00					892,247
Depreciation		35 %					579,961
		Computed cost value @ 70%					405,973

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	552	63,194
L Living Area	BSMT Basement addition	552	10,172
L Living Area	AIR Air conditioning	552	1,678
L Living Area	FRFF Frame first floor	896	102,575
L Living Area	FRUH Frame upper half	896	45,818
L Living Area	BSMT Basement addition	896	16,511
L Living Area	AIR Air conditioning	896	2,724
L Living Area	AIR Air conditioning	448	1,362
P Porches, Patios, Decks	FOFF Frame open first flo	192	11,698
G Garages	FR Attached frame LE 65	576	25,187
P Porches, Patios, Decks	UTIL Utility building	144	4,113

Total additions 285,032

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	25	25	625	55.95		C	34,969	50	17,500
Block Detach Garage									
RS1 Frame	11	21	231	30.00		C	6,930	50	3,500
Utility Shed									
RP1 Pool w/	14	38	532	74.05		C	39,395	50	19,700
Plastic Linr									
TC1 Asphalt			1	35,00		C	35,000	50	17,500
Tennis court									
Value at 70%		40,740					Value at 100%		58,200

